

Appendix Item # 19f.  
Date 8-1-07



APPLICATION FOR CONDITIONAL USE  
Dodge County, Nebraska

Date 6/28/07

Property Owner's Name Tom Ortmeier

Address: 1030 CR 2 Dodge NE 68633

Phone No. 402-568-2218 (Home) 402-986-1131 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Conditional use Start livestock operation

Section 20 Township 19 Range 5 Lot No. \_\_\_\_\_

Location within Section \_\_\_\_\_ Lot Size \_\_\_\_\_ (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ 900,000 Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North Ag

South Ag

East A

West Ag

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe. Farm Ground
2. Can soil conditions support the proposed development? What is the soil classification of the area?  
yes
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes
4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?  
yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?  
no

**Enclosed:**

Site Plan ✓ Soil Suitably Map ✓ Easements \_\_\_\_\_  
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency \_\_\_\_\_

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 100.00 is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature  Mailing Address 1030 CLJ  
Dodge NE 68633

**OFFICE USE ONLY**

PERMIT NO. \_\_\_\_\_

Permit when issued is Transferrable/Transferrable Upon Renewal

Date \_\_\_\_\_ Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Planning Comm

Date \_\_\_\_\_ Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Board of Comm

\_\_\_\_\_ See attachment for added conditions.

ATTEST \_\_\_\_\_  
Dodge County Clerk

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

**DODGE COUNTY**  
**BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

July 6, 2007

Thomas Ortmeier  
1030 County Rd. 2  
Dodge, NE 68633


Good Day!

Enclosed please find a copy of the agenda for the planning commission meeting to be held July 17, 2007 at 7:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make every effort to attend this meeting to answer any questions the board may have. Please come to the north door of the courthouse for admittance to the planning commission meeting, which is held on third floor in the Board of Supervisors room.

Also, the county board will hear your requests at the Dodge County Board of Supervisors meeting at 9:45 A.M. on Wednesday, August 1, 2007.

If you have any questions, please feel free to contact my office.

Thank you,

  
Jean Andrews,  
Dodge County Zoning Administrator

Enclosure  
Cc: File

**DODGE COUNTY**  
**BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

July 6, 2007

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing at 7:30 P.M., July 17, 2007 in the Board of Supervisors Room to consider the request of Thomas Ortmeier of 1030 County Rd 2, Dodge, NE 68633 to obtain a Conditional Use Permit for a proposed Class 1 Livestock Feeding Operation located in West Section 20, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1.

The Dodge County Planning Commission will hold a public hearing on these matters at 7:30 P.M., Tuesday, July 17, 2007 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property requesting the conditional use, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,

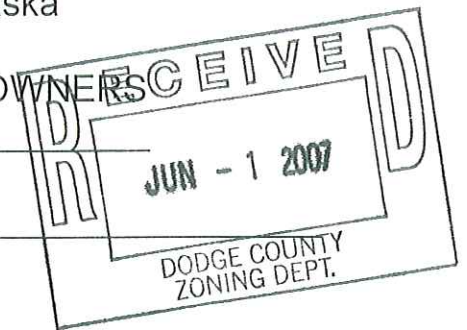
  
Jean Andrews,  
Dodge County Zoning Administrator

Cc: File



Dodge County, Nebraska

NOTICE TO PROPERTY OWNERS



PUBLIC HEARING

CASE NO. \_\_\_\_\_

OWNER: Thomas J Ortmeier  
1030 CO Road 2  
Dodge, NE 68633

Proposed Developed Tract: The Northwest Quarter of Section 20, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska.

Parties in Interest

A notice of hearing shall be sent to non - resident landowners of land being considered in said hearing. (1,980.0 Feet)

Name	Address
Byron L Dunker	1075 Co Road 3 Dodge, NE 68633
Wilma Iske	26152 Co Road P-24 Nickerson. NE 68044 - 2512
James M Kroenke	238 W 20th Street Fremont, NE 68025
Aldred J Kroenke & Justina Kroenke	100 So Linden Dodge, NE 68633
Jean Ann Jurgens Widman And Janice Elizabeth Jurgens Rothrock	21984 Crestmar Road Golden, CO 80401
Robert J Ridder	165 Co Road J Dodge, NE 68633
Raymond R Ortmeier	450 N Linden Street Dodge, NE 68633
Elsie R Buresh, Trustee	210 Shetland Path

Norfolk, NE 68701

Lee E Camenzind

10406 State Street  
Omaha, NE 68122

Rudolph H Grovijohn

606 5th Street  
Dodge, NE 68633

Raymond J Harms

627 3rd Street  
Dodge, NE 68633

I Kenneth D Hurt a Registered Abstractor in the State of Nebraska, Certifies that the above names and address are the parties that own property surrounding the proposed site of a County variance application.



Kenneth D Hurt

Certificate of Authority # 405

May 30, 2007

## DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Thomas Ortmeier for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

### DISAPPROVAL - FACTUAL FINDINGS:

- ☐ 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- ☐ 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- ☐ 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
  - ☐ a. Use does not conform to regulations of the district in which it is located.
  - ☐ b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
  - ☐ c. Use is not in harmony with the character of the area and most appropriate use of the land.
  - ☐ d. Use does not conserve and stabilize the value of the property.
  - ☐ e. Use does not provide adequate open space for light and air.
  - ☐ f. Use adversely affects concentration of population.
  - ☐ g. Use congests public streets.
  - ☐ h. Use does not promote public safety, health, convenience and comfort.
  - ☐ i. Other: \_\_\_\_\_

### APPROVAL - FACTUAL FINDINGS:

- ☐ 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- ☐ 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- \_\_\_\_\_ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- \_\_\_\_\_ a. Use conforms to regulations of the district in which it is located.
  - \_\_\_\_\_ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
  - \_\_\_\_\_ c. Use is in harmony with the character of the area and most appropriate use of the land.
  - \_\_\_\_\_ d. Use conserves and stabilizes the value of the property.
  - \_\_\_\_\_ e. Use provides adequate open space for light and air.
  - \_\_\_\_\_ f. Use does not adversely affect concentration of population.
  - \_\_\_\_\_ g. Use does not congest public streets.
  - \_\_\_\_\_ h. Use promotes public safety, health, convenience and comfort.
  - \_\_\_\_\_ i. Other: \_\_\_\_\_  
\_\_\_\_\_

DATED this 17 day of July, 2007.

BY: \_\_\_\_\_



**Table 6. Average manure nutrient application if manure is evenly distributed to all available fields.**

Storage and Treatment Systems	Total Land Base Available for Manure Application (acres)	Average Application Rate of "Total Manure Nutrient" on Available Crop Land Pounds of Nutrient per Acre		
		N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O
<i>Example: South Farm Feedlot</i> <i>Open lot or feedlot - scraped or stockpiled solids</i>	160	159	416	263
Deep Pit Barn Storage (pit beneath slatted floor)	300	105	139	107
Phosphate in settled lagoon solids				

"Total Manure Nutrient" application rate should not be confused with the "Crop Available Manure Nutrient" application rate. Refer to NebGuides G97-1335A-A, "Determining Crop Available Nutrients from Manure", for defining the recommended nutrient credit to be given to manure nutrients in a cropping program.

## LAND APPLICATION SITE - TABLE

<u>SITE NO.</u>	<u>FSA NO.</u>	<u>TRACT NO.</u>	<u>TRACT ACRES</u>	<u>CROP ACRES</u>	<u>SITE LEGAL DESCRIPTION</u>	<u>SEC-TN-R</u>	<u>Owner</u>	<u>CONTRACT</u>
1	7134	6875	160	149.1	NW1/4	20-T19N-R5E	TOM ORTMEIER	OWNER
2	6951	6818	80	74	S1/2 SE1/4	29-T19N-R5E	MIKE ORTMEIER	YES
3	7135	5019	40	38.87	SE1/4,SE1/4	6-T19N-R5E	RAYMOND ORTMEIER	YES
4	7135	6874	40	38.39	SE1/4, NE1/4	19-T19-R5E	RAYMOND ORTMEIER	YES
TOTALS			320.0	300.4				

# Land Application Area Agreement for Livestock Manure

This agreement made between the:

Livestock Operator Tom Ottmeier

1030 CR 2 Dodge  
(Address)

We 68633  
(State) (Zip)

568-2218  
(Phone)

and

Landowner Tom Ottmeier

1030 CR 2 Dodge  
(Address)

We 68633  
(State) (Zip)

568-2218  
(Phone)

The Landowner is the owner of the following described real estate, to wit:

Legal Description: 20-019N 00SE NW1/4

Total Acres 160

Row Crop Acres 149.10

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

1. This agreement allows the said Livestock Operator to spread livestock manure on said landowners property.
2. The Landowner hereby consents to Operator spreading manure on said premises at such times as are mutually agreeable by the parties.
3. The livestock operator shall include manure analysis to establish the amount of nutrients that shall be applied at normal agronomic rates. A rate of application that will not exceed the amount of nutrients required to produce a normal crop.
4. Landowner shall have final approval on quantity of manure spread on premises. Further, Land owner may specify location on premises to spread manure.
5. This agreement shall continue from year to year without further renewal, except if either party desires to cancel this Agreement they shall do so on or before September 1, of any given year.

BY:

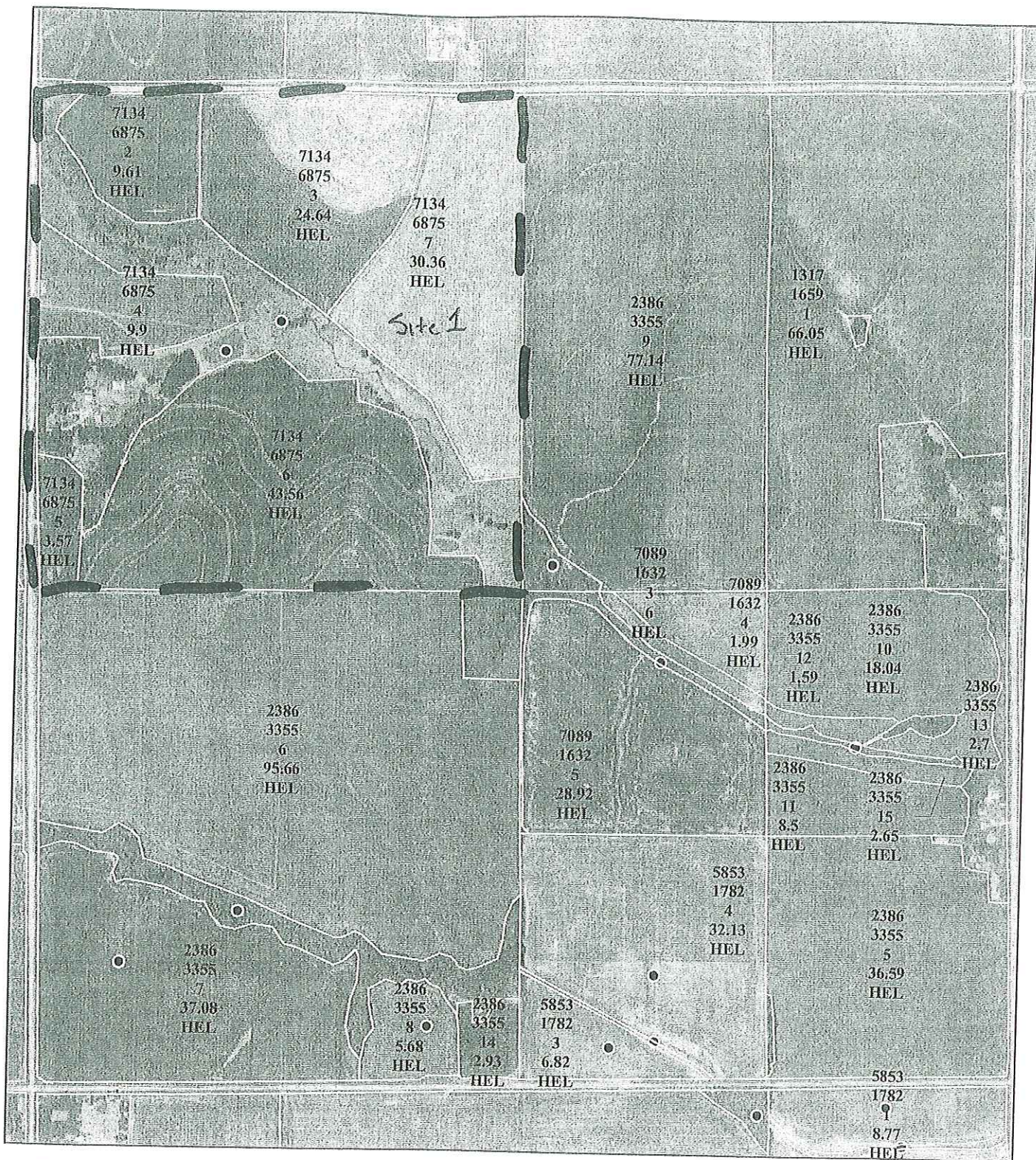
Tom Ottmeier  
Landowner

Date 6-06-07

Tom Ottmeier  
Livestock Operator

Date 6-06-07





United States Department of Agriculture  
Farm Service Agency

20-19- 5E

**Dodge County**  
1:8,700

May 7, 2007

2003 Ortho-Photography

1 inch equals 725.0 feet



5200-3



# Land Application Area Agreement for Livestock Manure

This agreement made between the:

Livestock Operator ~~Bob~~ Tom Offmeier

1030 CR 2 Dodge, Ne 68633  
(Address) (State) (Zip)

568-2218  
568-2371  
(Phone)

and

Landowner Mike Offmeier

1237 CR 5 North Bend, Ne 68649  
(Address) (State) (Zip)

568-2371  
(Phone)

The Landowner is the owner of the following described real estate, to wit:

Legal Description: 29-19-5 S 1/2, SE 1/4 Site 2

Total Acres 80

Row Crop Acres 74

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

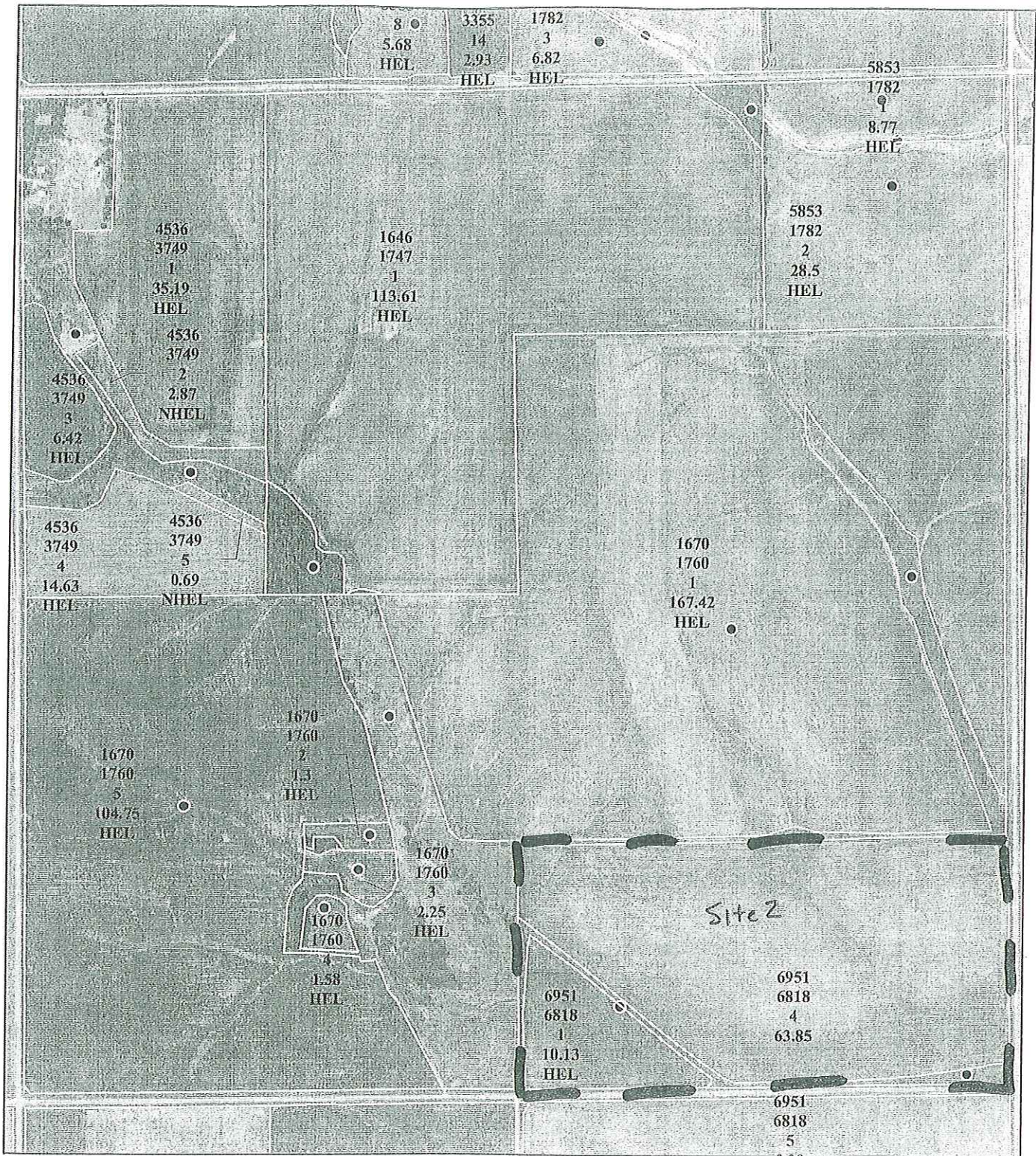
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2. The Landowner hereby consents to Operator spreading manure on said premises at such times as are mutually agreeable by the parties.
3. The livestock operator shall include manure analysis to establish the amount of nutrients that shall be applied at normal agronomic rates. A rate of application that will not exceed the amount of nutrients required to produce a normal crop.
4. Landowner shall have final approval on quantity of manure spread on premises. Further, Land owner may specify location on premises to spread manure.
5. This agreement shall continue from year to year without further renewal, except if either party desires to cancel this Agreement they shall do so on or before September 1, of any given year.

BY:

Mike Offmeier Date 6-6-07  
Landowner

Tom Offmeier Date 6-6-07  
Livestock Operator





United States Department of Agriculture  
Farm Service Agency



29-19- 5E

**Dodge County**  
1:8,666

1 inch equals 722.2 feet

May 7, 2007

2003 Ortho-Photography

5200-5



# Land Application Area Agreement for Livestock Manure

This agreement made between the:

Livestock Operator Tom Ottmeier

1030 CR 2 Dodge  
(Address)

Ne 68633  
(State) (Zip)

568-2218  
(Phone)

and

Landowner Raymond Ottmeier

450 N Lindon St.  
(Address)

Ne 68649  
(State) (Zip)

693-2872  
(Phone)

The Landowner is the owner of the following described real estate, to wit:

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: 6 019 N 00 SE SE 1/4, SE 1/4 Site 3

Total Acres 40

Row Crop Acres 38.87

Legal Description: 19 - 19 - 5 SE 1/4, NE 1/4 Site 4

Total Acres 40

Row Crop Acres 38.39

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

Legal Description: \_\_\_\_\_

Total Acres \_\_\_\_\_

Row Crop Acres \_\_\_\_\_

1. This agreement allows the said Livestock Operator to spread livestock manure on said landowners property.
2. The Landowner hereby consents to Operator spreading manure on said premises at such times as are mutually agreeable by the parties.
3. The livestock operator shall include manure analysis to establish the amount of nutrients that shall be applied at normal agronomic rates. A rate of application that will not exceed the amount of nutrients required to produce a normal crop.
4. Landowner shall have final approval on quantity of manure spread on premises. Further, Land owner may specify location on premises to spread manure.
5. This agreement shall continue from year to year without further renewal, except if either party desires to cancel this Agreement they shall do so on or before September 1, of any given year.

BY:

Raymond Ottmeier  
Landowner

Date 6-7-07

Tom Ottmeier  
Livestock Operator

Date 6-06-07





United States Department of Agriculture  
Farm Service Agency

6-19- 5E

**Dodge County**  
1:8,696

1 inch equals 724.6 feet

May 7, 2007

2003 Ortho-Photography



5200-7





United States Department of Agriculture  
Farm Service Agency

19-19- 5E

**Dodge County**  
1:8,695

1 inch equals 724.6 feet

May 7, 2007

2003 Ortho-Photography



5200-7



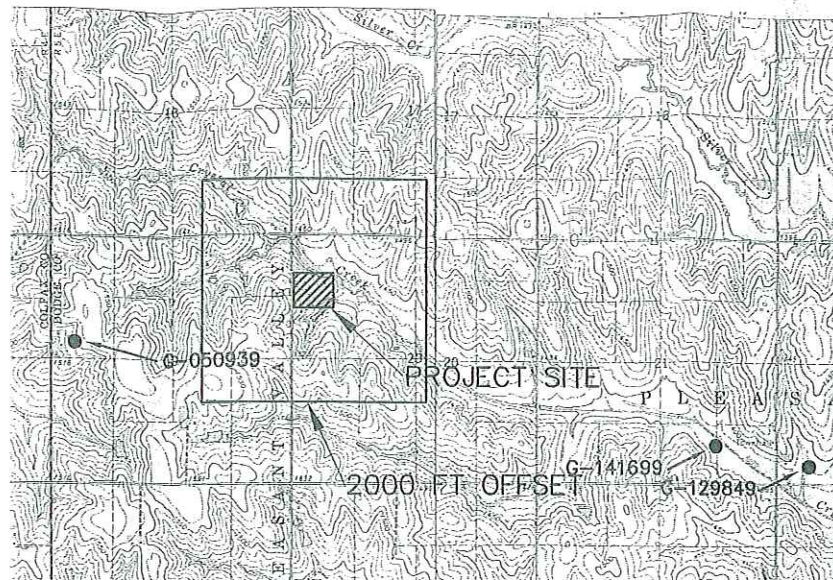
# SHEET INDEX

- C1 SITE LOCATION PLAN
- C2 LWCF AERIAL PHOTO PLAN
- C3 DEEP PIT PLAN VIEW
- C4 DEEP PIT SECTION VEIWS AND DETAILS
- C5 DETAILS

R05E						
6	5	4	3	2	1	
7	8	9	10	11	12	
18	17	16	15	14	13	
19	20	21	22	23	24	
30	29	28	27	26	25	
31	32	33	34	35	36	T19N

## CONSTRUCTION NOTES

1. The contractor will inspect the construction area for the presence of utility facilities both surface and subsurface and will notify the Nebraska One Call System before construction activities begin. The contractor will use extrasafety precautions when working near or around pipelines, power lines, power poles, underground cables, or other utility installations. Diggers Hotline: 1-800-331-5666.
2. Clearing areas, clearing and grubbing areas, and construction work limits are generally bounded by the toes of the embankment an borrow areas as shown on the drawings.
3. Excavated material not suitable for earth fill blend into the landscape in the approximate area as shown on the drawings.will be spread and shaped to 4.
- Fences within the construction work limits will be removed by others before construction begins.
5. All surfaces beneath earth fill, dikes, and borrow areas will be stripped to a depth of 0.5 feet. Stripping will be stockpiled and used as topsoil on finished embankment and borrow area surfaces.
6. The bottom and side slopes of the pond will be over-excavated by the thickness of the liner and back filled in accordance with constructionspecifications.
7. It will be the contractors responsibility to test the liner for moisture and density during construction to ensure Class A compaction requirements are met.
8. These construction drawings pertain to the livestock waste storage facility (LWCF) only. Locations of new or proposed facilities are included for location guidance only.



## SITE LOCATION PLAN

SCALE: 1" ~ 1/2 MILE

## NOTES

1. TOPOGRAPHY BY US GEOLOGICAL SURVEY
2. HATCHED AREA SHOWS CURRENT AND PROPOSED LIVESTOCK OPERATION
3. SITE LEGAL LOCATION NW $\frac{1}{4}$ , SEC 20, T19N, R05E, DODGE COUNTY

E-DESIGN, LLC  
900 NORTH 162 ST.  
LINCOLN, NE 68527  
402.489.0965



TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, JUDGMENT AND BELIEF, THESE PLANS MEET APPLICABLE NRCS STANDARDS.

JUNE 2007

REVISIONS

Tom Ortmeier  
1030 Co Rd 2  
Dodge, NE 68633  
402-568-2218

C1



**E-DESIGN, LLC**  
 900 NORTH 162 ST.  
 LINCOLN, NE 68527  
 402.489.0965



TO THE BEST OF MY PROFESSIONAL  
 KNOWLEDGE, JUDGMENT AND BELIEF,  
 THESE PLANS MEET APPLICABLE  
 NRCS STANDARDS.

JUNE 2007

REVISIONS

**Tom Ortmeier**  
 1030 Co Rd 2  
 Dodge, NE 68633  
 402-568-2218

C2.1

